

Subj: Stella Wright Homes HOPE VI Grant
 Date: 3/27/2003 4:22:57 PM Eastern Standard Time
 From: KTorian@NewarkHA.org (Karen Torian)
 To: peteroconnor@fairsharehousing.org (peteroconnor@fairsharehousing.org)
 CC: CLoffon@NewarkHA.org (Oliver Loffon), MWWarner@NewarkHA.org (Morris Warner), hcooper@NewarkHA.org (Hope Cooper)
 File: TOTALUNITSFORALLHOPEVIDEVELOPMENT.zip (9442 bytes) DL Time (115200 bps): < 1 minute

Peter,

Below is the information requested regarding the Stella Wright Homes HOPE VI Grant. In total the HOPE VI Revitalization Plan entails the construction of 755 units:

304 of units affordable to very low income persons
 80 units affordable to persons earning in the upper tier of the tax credit level
 87 market-rate rental units
 284 mixed-income homeownership units
 2 community buildings
 1 police station (security of NHA, gym, etc.)
 5 parks

Should you have any questions, please do not hesitate to call me at (973) 430-2213.

<<TOTAL UNITS FOR ALL HOPE VI DEVELOPMENT.xls>> <<Chart with No. of Bedrooms.doc>> <<Peter Oconnor Revitalization Plan.doc>>

Karen McLane Torian
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----- Headers -----

Return-Path: <KTorian@NewarkHA.org>
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 Delivered-To: fairsharehousing.org%peteroconnor@fairsharehousing.org
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 Message-ID: <38126978884FD611BF730008C759978A6C1685@NHAEX01>
 From: Karen Torian <KTorian@NewarkHA.org>
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Thursday, March 27, 2003 America Online: Kevindpwalsh



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March 30, 2003

Karen Torian
Assistant Executive Director
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Newark, New Jersey 07103

Re: Newark Coalition for Low Income Housing v. Housing Authority of the City of Newark v. Fair Share Housing Center, Camden County Branch of the NAACP, Southern Burlington County Branch of the NAACP, and Camden City Taxpayers Association, Civil Action No. 89-1303

Dear Karen:

In response to my request for information regarding the number and nature of housing units included in the Newark Hope VI, you have sent three documents. I write to request that you clarify statements in those documents because they appear to be inconsistent.

We have received the following, copies of which are attached:

1. A one-page March 27, 2003 email regarding the breakdown of the 755 units;
2. A one-page description of the Stella Wright Homes Hope VI Revitalization Plan, which ends in mid-sentence (which suggests that a page may be missing); and
3. A two-page chart entitled "Stella Wright Hope VI Development," which breaks down the units by ACC, Tax Credit, For Sale Affordable, and For Sale Market.

Those documents are confusing and internally inconsistent and do not answer all of our questions, as follows:

- The descriptive page outlines three sites for a total of 854 units (West Kinney Gardens- 206, St. James Estates - 230, and the former Stella Wright Homes site- 518). Is that description correct and, if so, how does that compare to the two-page chart setting forth the four different types of housing?
- The two-page chart lists 676 units, which includes 518 at Stella Wright and Hayes Homes and 158 at St. James Estates. The descriptive page states that there will be 230 units at St. James Estates. Which is correct?
- The two-page chart also appears to be inconsistent with the tax credit plans. The two-page chart also seems inconsistent with the NHA's tax credit plans. The chart indicates that there are plans for 258 tax credit units, which would include 199 at Stella Wright and 57 at St. James Estates. At the court conference, however, you told us that the tax credit units totaled 300-400 that would be built in three phases in 2002, 2003, and 2004. Please clarify in detail the three-year tax credit plan.
- There appears to be an overlap between the ACC units and tax credit units on the two-page chart. Is that the case?

In addition to clarifying the internal inconsistencies among the documents, please answer the following:

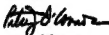
- What is the funding source for the ACC units?
- Which units qualify as the one-for-one replacement units for Stella Wright Homes?

Additionally, we have not received the Federal Express package that was scheduled to arrive here on Saturday morning. Please advise what the tracking number of that package is and when it will arrive. I had hoped to review the information in the package yesterday and today to evaluate the terms of a settlement and to begin preparing our brief, which is due on Wednesday morning, so it is important that I receive that information as soon as possible. Otherwise, we may need to request an adjournment of the hearing dates.

Regarding our need for the budget, I am interested in it because the others sources of funding must be considered when evaluating the need for tax credit funding. I would imagine that the budget is a public record. Please let me know if you will fax it to me on Monday morning.

Thank you.

Sincerely,



Peter J. O'Connor
Counsel for Third-party Defendants

c: Gustav Henningburg, Special Master
Raymond A. Brown, Esq.
Oliver Lofton, Esq.
Mary Ann Russ
Jon Dubin, Esq.

Stella Wright Homes HOPE VI Revitalization Plan

The Revitalization Plan envisions the transformation of over 42 acres in the Central Ward of Newark. The land assemblage involved demolishing six high-rise residential buildings and one community center that comprised the former Hayes Homes public housing site, three high-rise buildings that comprised the former Scudder Homes public housing site, seven high-rise buildings and one community building that comprised the former Stella Wright Homes public housing site and one high-rise building and a seven unit commercial building which comprised the former FHA Hill Manor Apartment site.

These demolished properties are in three distinct areas of the Central Ward. The former Hayes Homes public housing site, is bounded by Hunterdon Avenue, Seventeenth Street, Boyd Street and Morris Avenue, is one site. This site is nearly thirteen (13) acres and will be developed into 206 residential units. This site has been renamed West Kinney Gardens and will be redeveloped in three (3) phases. The rental phases will be developed first in order to establish a market. The rental phase will be broken down into two (2) phases; taxable units financed with an allocation of federal low income housing tax credits from the New Jersey Housing and Mortgage Finance Agency and the second phase by tax credits derived from the sale of "volume cap" bonds. These phases are outlined in the attached chart. The third phase involves the construction of for-sale homes that will be developed in one phase.

The second distinct area is located to the east of West Kinney Gardens and forms part of the gateway to the universities and it will be known as St. James Estates. St. James Estates is located on the former Hill Manor and Scudder Homes public housing sites along with some additional parcels of land owned by the Authority. These sites are 12 acres and 7.3 acres respectively. Court Street, Martin Luther King Boulevard, West Kinney Street and Howard Street generally bound this area. Additional parcels of land are located along Quitman Street over to Montgomery Street. These parcels total approximately 3 acres. St. James Estates will be developed in two or three phases.

St. James Estates will consist of 230 units of which 158 will be rental and the balance homeownership. St. James Estates will be developed in three (3) phases. You will note on the chart that we do not have the final breakdown of the specific income targeting for the tax credit units.

The third distinct area is located on the site of the former Stella Wright Homes that consists of 13.76 acres and some ancillary parcels that total approximately 5 acres. When developed this area will contain approximately 518 units that will be developed

STELLA WRIGHT HOPE VI DEVELOPMENT**HAYES HOMES DEVELOPMENT**

NUMBER OF BEDROOMS	ACC UNITS 0 - 30% AMI	TAX CREDIT UNITS 0 < 60% AMI	For-Sale Affordable	For-Sale Market
1 Bedroom	21	25		
2 Bedroom	23	22	3	1
3 Bedroom	31	27	16	2
4 Bedroom	7	11	11	3
5 Bedroom	1	2		
Total	83	87	30	6

STELLA WRIGHT HOMES DEVELOPMENT (PHASE 1)

NUMBER OF BEDROOMS	ACC UNITS 0 - 30% AMI	TAX CREDIT UNITS 0 < 60% AMI	For-Sale Affordable	For-Sale Market
1 Bedroom	12	12		
2 Bedroom	17	15	3	2
3 Bedroom	24	18	16	4
4 Bedroom	5	7	11	4
5 Bedroom	2	4		
Total	60	56	36	10

STELLA WRIGHT HOMES DEVELOPMENT (PHASE 2)

NUMBER OF BEDROOMS	ACC UNITS 0 - 30% AMI	TAX CREDIT UNITS 0 < 60% AMI	For-Sale Affordable	For-Sale Market
1 Bedroom	12	11		
2 Bedroom	18	15	3	2
3 Bedroom	22	21	17	3
4 Bedroom	5	6	11	4
5 Bedroom	3	3		
Total	60	56	31	9

STELLA WRIGHT & HAYES HOMES HOPE VI DEVELOPMENTS (518 TOTAL UNITS)

NUMBER OF BEDROOMS	ACC UNITS 0 - 30% AMI	TAX CREDIT UNITS 0 < 60% AMI	For-Sale Affordable	For-Sale Market
1 Bedroom	45	48	0	0
2 Bedroom	58	52	9	5
3 Bedroom	77	68	49	9
4 Bedroom	17	24	33	11
5 Bedroom	6	9	0	0
Total	203	198	91	25

ST. JAMES ESTATES

NUMBER OF BEDROOMS	ACC 0 - 32% AMI	TAX CREDIT UNITS 0 < 60% AMI	For-Sale Affordable	For-Sale Market
1 Bedroom	24	15		
2 Bedroom	36	24		
3 Bedroom	38	18		
4 Bedroom	3	0		
5 Bedroom	0	0		
Total	101	57		